



FIXED PRICE HOME AND LAND

\$772,460

LOT 2845 MONOCOT AVENUE

SMITHS LANE CLYDE NORTH

LAWSON 22 | RYDE FACADE

HOME SIZE: 22sq | 209m²

LAND SIZE: 12m WIDE BY 32m DEEP | 400m²

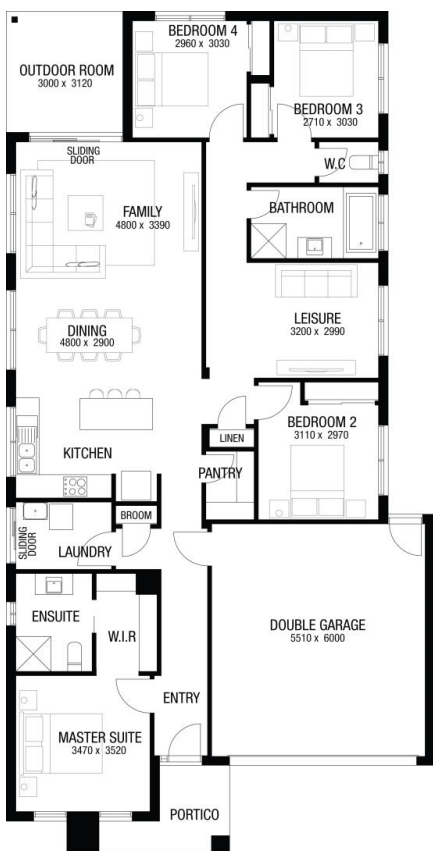
TITLED LAND



BUILT TO OUR BASE SPECIFICATIONS AND LAND, PLUS:

- ✓ 7 star energy rating
- ✓ Fixed site costs (no more to pay)
- ✓ Timber look laminate flooring to main living area, meals, kitchen and entry
- ✓ Carpet to bedrooms
- ✓ Quality tiles to bathrooms, ensuite and laundry
- ✓ Stylish stainless steel appliances
- ✓ Garage door remote control
- ✓ Aluminium double glazed windows
- ✓ Ducted gas heating
- ✓ Includes all developer requirements
- ✓ Lifetime Structural Guarantee#

Price excludes upgrade items above standard specification such as feature render and bricks, front entrance timber decking, front entry door, brick infills above garage, external lighting, fencing, concrete paths and driveway. Façade Image may also contain items not supplied by Metricon Homes, namely landscaping and planter boxes.



CONTACT A NEW HOME ADVISOR

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LIFETIME

STRUCTURAL GUARANTEE

Package is correct at time of publication, availability, images, inclusions and prices are subject to change due to circumstances that may affect the price as set out in the building contract (including the land registration date not being met), changes in local, state or federal government laws and developer approval. Land not provided by Metricon. Advertised Package Price is based on Metricon's Home Solution standard inclusions, any additional inclusions listed, Metricon's preferred siting of the home and the expected land titling date as notified by the developer and is subject to Metricon's price hold expiry date by which the owner must include essential information to Metricon to commence construction, including land title. Package price excludes customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. For more information on pricing and inclusions please speak with a Metricon New Home Advisor. Newfield Real Estate Pty Ltd ACN 159 312 722, Licence number 028051L. Builder's Licence: Builders License Number: CDB-U52967 #For details on our Lifetime structural guarantee and other terms and conditions visit <https://www.metricon.com.au/terms-and-conditions> Package Printed Date: 31/07/2025 Price Region: Greenfields